

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Karimnagar Municipal Corporation – Certain variation to the Master Plan - Change of land use from Agriculture use zone to Residential use in Sy.Nos.848 & 852/A of Kothirampur locality, Karimnagar to an extent of Ac.5.20 – Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 328

Dated the 31st day of July, 2010.

Read the following:-

1. G.O.Ms.No.760 MA, dated 22.9.1982.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12970/2007/W, dated 18.9.2008.
3. Government Memo. No.15835/H1/2008-1, Municipal Administration and Urban Development Department, dated 27.1.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12970/2007/W, dated 20.4.2009.
5. Government Memo. No.15835/H1/2008-2, Municipal Administration and Urban Development Department, dated 20.5.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.244, Part-I, dated 23.5.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12970/2007/W, dated 20.6.2009.
8. Government Memo. No.15835/H1/2008-3, Municipal Administration and Urban Development Department, dated 26.6.2009.
9. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12970/2007/W, dated 22.5.2010.

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ORDER:

The draft variation to the Karimnagar General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.760 MA, dated 22.9.1982 was issued in Government Memo. No. 15835/H1/2008-2, Municipal Administration and Urban Development Department, dated 20.5.2009 and published in the Extraordinary issue of A.P. Gazette No.244, Part-I, dated 23.5.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 20.4.2009 has stated that Commissioner, Karimnagar Municipal Corporation has informed that the applicant has paid an amount of Rs.4,67,544/- (Rupees four lakh sixty seven thousand five hundred and forty four only) towards development and conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.
(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Warangal.

The Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar.

Copy to:

The individual through the Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar.

The District Collector, Karimnagar District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Karimnagar Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 244, Part-I, dated 23.5.2009 as required by clause (b) of the said section.

VARIATION

The site in Sy.Nos.848 & 852/A of Kothirampur locality, Karimnagar to an extent of Ac.5.20, the boundaries of which are as shown in the schedule below and which is earmarked for Agriculture use zone in the General Town Planning Scheme (Master Plan) of Karimnagar Town sanctioned in G.O.Ms.No.760 MA., dated 22.9.1982, is designated for Residential use by variation of change of land use as marked "ABCDEFGH" as shown in the revised part proposed land use map GTP No.06/2009/W, which is available in Municipal Office, Karimnagar Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicants shall handover the 10% area of the land as per layout standards before taking any development in the proposed site for public purpose instead of 14% open space charges.
9. The applicants shall pay betterment charges as per rules in force.
10. The aspect of taking over of road by Karimnagar Municipal Corporation is exempted, since the road is an established road.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Others open lands.
East	:	Others open land i.e., Residential land as per GTP.No.2/96 (Abhaya Anjaneya Swamy Temple, 30 feet wide existing road and Plot No.184 of Indraprastha colony) and District Police Training Centre premises.
South	:	Others open land and District Police Training Centre premises.
West	:	Others open land.

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER